

**AN ORDINANCE BY COUNCILMEMBER DERRICK BOAZMAN, AS SUBSTITUTED  
BY CITY UTILITIES COMMITTEE AS AMENDED BY FULL COUNCIL**

**A SUBSTITUTE ORDINANCE TO AMEND AN  
ORDINANCE TO ABANDON CASPLAN STREET, S.W.,  
FROM METROPOLITAN PARKWAY, S.W., TO HARDEN  
STREET, S.W., AND TO ABANDON HARDEN STREET,  
S.W. FROM CASPLAN STREET, S.W., TO A POINT  
APPROXIMATELY 863 FEET SOUTHEASTERLY, LYING  
AND BEING IN LAND LOT 89 OF THE 14<sup>TH</sup> DISTRICT OF  
FULTON COUNTY, GEORGIA, AND FOR OTHER  
PURPOSES (ADOPTED BY THE COUNCIL ON JANUARY  
16, 2001, AND APPROVED BY THE MAYOR JANUARY 23,  
2001), SO AS TO DELETE SECTION 12 CONCERNING  
CLASSES AT ATLANTA METROPOLITAN COLLEGE AT  
NO COST TO CITY EMPLOYEES; AND FOR OTHER  
PURPOSES**

**WHEREAS**, the City of Atlanta received a formal request from Atlanta Metropolitan College to abandon Casplan Street, S.W., from Metropolitan Parkway, S.W., to Harden Street, S.W., and to abandon Harden Street, S.W., from Casplan Street, S.W., to a point approximately 863 feet southeasterly, lying and being in Land Lot 89 of the 14<sup>th</sup> District of Fulton County, Georgia; and


**WHEREAS**, the College plans to develop this former right-of-way as an entryway into the campus; and

**WHEREAS**, the City needed permanent and temporary easements from the College to complete the construction of that portion of the 10<sup>th</sup> Ward Trunk Sewer on the College's property; and

**WHEREAS**, the City abandoned said rights-of-way by Ordinance No. 00-0-2062 which allowed the College to satisfy its obligation to pay fair market value for the City property to be abandoned by providing other services needed (i.e. allowing the City's employees to attend classes at no cost to the City); and

**WHEREAS**, according to the College, the Board of Regents will not allow it to provide free classes as an additional part of the exchange for the abandoned property; and

**WHEREAS**, the College and the City have reexamined the project being undertaken by the College and determined that the College has provided additional value to the community, at the request of the City, by purchasing additional property beyond its original campus plan (a 9 acre site on which was located a former Chocolate City night club; which was considered a blighted property and liability to the community), as more particularly described in the Memorandum attached to this Ordinance as Exhibit 1; and



**WHEREAS**, the City has determined that the value of the easements granted by the College to the City, combined with the value of the redevelopment improvements described in Exhibit 1, satisfy the requirements of the City's Code of Ordinances with respect to abandonments and the payment of the fair market appraised value of the parcel(s) to be abandoned; and

**WHEREAS**, the City desires to amend Ordinance No. 00-0-2062 to reflect the agreement between the City and the College concerning the satisfaction by the College of its obligation to pay fair market value for the City property to be abandoned;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA**, as follows:

**Section 1.** Section 12 of Ordinance No. 00-0-2062 is deleted in its entirety and replaced with the following:

"The City shall accept as compensation for the abandonment of Casplan Street, S.W., from Metropolitan Parkway, S.W., to Harden Street, S.W., and for the abandonment of Harden Street, S.W., from Casplan Street, S.W., to a point approximately 863 Feet Southeasterly, lying and being in Land Lot 89 of the 14<sup>th</sup> District Of Fulton County, Georgia, the permanent and temporary easements from Atlanta Metropolitan College to complete the construction of that portion of the 10<sup>th</sup> Ward Trunk Sewer on the property of the College, as well as those redevelopment improvements more particularly described on Exhibit 1 attached."

**Section 2.** All ordinances and parts of ordinances in conflict with this Ordinance are repealed.

A true copy,

*Rhonda Dauphin Johnson*  
Municipal Clerk, CMC

ADOPTED as amended by the Council  
APPROVED by the Mayor

SEP 16, 2002  
SEP 24, 2002

EXHIBIT 1




RECEIVED  
OFFICE OF THE PRESIDENT  
ATLANTA METROPOLITAN COLLEGE  
2002 AUG 28 PM 3:10  
1600 Metropolitan Parkway, SW  
Atlanta, Georgia 30310

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**Office of Facilities Planning****MEMORANDUM**

TO: Dr. Harold E. Wade  
President

FROM: Ms. Sharon Brittain   
Director of Facilities Planning

RE: Project No. J-21  
"Campus Road and Entryway Improvements"

SUBJECT: State Funding

DATE: August 27, 2002

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Atlanta Metropolitan College received state funding to provide design and construction services for the above referenced Minor Capital Outlay Project. Bond funds in the amount of \$1,000,000 from the sale of 2001-B Bonds were allocated, as well as \$107,500 from FY-2002 MRR funds to bring the total project budget to \$1,107,500. These figures do not include the \$370,000 that was appropriated by the state for the purchase of the 9 acre site on which Chocolate City was located.

The scope of work included in the above referenced project provides for the demolition of the 65,000 square foot Chocolate City Complex at the corner of Metropolitan Parkway and Casplan Street to provide green space as a buffer along the edge of campus, a new campus entry to include a new campus identification sign, the extension of the brick and pier fence along Metropolitan Parkway, the widening of Casplan Street, an information booth, street trees and lighting, as well as the upgrade of the underground water distribution system.

So far over \$205,000 has been encumbered for the bid document preparation, survey and environmental testing and monitoring and demolition contracting services associated with the demolition of Chocolate City. This phase of demolition does not include the removal of the asphalt parking lot or the grassing of the site. These items will be taken care of with the construction of the new roadway along Casplan Street.

Also attached is a copy of the project budget for Project No. J-21, along with copies of the agenda items that went to before the Board of Regents for the acquisition of Chocolate City and the easement to the City of Atlanta.

Enclosures  
SFB/sb

**PROJECT BUDGET****Project:** Campus Road and Entryway Improvements**Institution:** Atlanta Metropolitan College**Project No.:** J-21**Location:** Atlanta, Georgia**Date:** 08/08/01**Architect:** Eberly & Associates, Inc.**Revised:** 10/31/01**A. CONSTRUCTION**

1. Construction Cost	\$960,000	
2. Fixed Technology Equipment - Included in Construction Cost	\$0	
3. Reserve for Subsurface Conditions	\$0	
4. Total for Construction / Stated Cost Limitation (SCL)	\$960,000	\$960,000

**B. RESIDENT ENGINEER INSPECTOR**

10 mo. construction

1. GSFC - Provided (no cost to project)	\$0	
2. BOR - Not Provided	\$0	
3. Total	\$0	\$0

**C. ARCHITECTURAL & ENGINEERING SERVICES**

1. Constr. Doc. -5.0% of SCL	\$48,000	
Constr. Admin. -2.0% of SCL	\$22,000	
3. Total A/E Fee - Fixed Fee	\$70,000	\$70,000
4. Programming		
a. Program - Incl. in A/E fee	\$0	
c. Total	\$0	\$0
5. Special Consultants (Tech Consult, Cost Est., etc.)		
a. Cost Management (Incl. in A/E. Fee)	\$0	
b. Technology/Data Cabling (N/A)	\$0	
c. Interiors (FF&E) (N/A)	\$0	
d. Abatement of Hazardous Materials (Incl. in A/E Fee)	\$0	
e. Total	\$0	\$0
6. Extra Drawings and Specifications	\$2,500	
7. Eng Data, Surveys, Lab Testing, Etc. - 1% of SCL	\$9,600	
8. Travel Expenses - Included in A/E Fee	\$0	
9. Total - A/E Services	\$82,100	\$82,100

**D. LOOSE EQUIPMENT**

1. General (FF&E) - 10% of SCL (N/A)	\$0	
3. Total - Loose Equipment	\$0	\$0

**E. SPECIAL COSTS - Subject to Contingency Allowance**

1. Asbestos Remediation	\$0	
2. Total - Special Costs	\$0	\$0

**F. SUBTOTAL**

\$1,042,100

**G. GENERAL CONTINGENCY**

1. Project Contingency - 5% of Subtotal "F"	\$52,105	
2. Regents' Contingency	\$13,295	
3. Total - General Contingency	\$65,400	\$65,400

**H. SUBTOTAL**

\$1,107,500

**I. SPECIAL COSTS - Not Subject to Contingency**

1. Pre-design Cost Estimating - Not Included	\$0	
2. Peer Review - Not Included	\$0	
3. Building Commissioning - Not Included	\$0	
4. N/A	\$0	
5. Total - Special Costs	\$0	\$0

**J. TOTAL PROJECT COST**

Project Budget	\$1,107,500
Available Funds	\$1,107,500

**FUNDING SOURCE:**

1. 2001-B BOND FUND	\$1,000,000
2. FY2002 MRR Funds	\$107,500
3. Total Funds	\$1,107,500

Note: Revisions to the Project Budget must be approved by the BORs' Office of Facilities.  
s:\budget\J-21

RCS# 3992  
9/16/02  
3:00 PM

Atlanta City Council

Regular Session

02-O-0262      Abandon portions of Metropolitan Pkwy,  
                 Casplan St., SW & Harden St., SW  
                 sub as amend

YEAS:    13  
NAYS:    0  
ABSTENTIONS:    0  
NOT VOTING:    2  
EXCUSED:    0  
ABSENT    1

Y Smith	Y Archibong	Y Moore	Y Mitchell
Y Starnes	Y Fauver	NV Martin	B Norwood
Y Young	Y Shook	Y Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

02-O-0262

02-C-0262

(Do Not Write Above This Line)

AN ORDINANCE

Councilmember Derrick Boazman

An Ordinance to amend an ordinance to abandon Casplan Street, SW from Metropolitan Parkway, SW, to Harden Street, SW, and to abandon Harden Street, SW from Casplan Street, SW to a point approximately 863 feet southeasterly, lying and being in Land Lot 89 of the 14th District of Fulton County, Georgia, and for other purposes, (Adopted by the Council on January 13, 2001 and approved by the Mayor January 23, 2001), so as to delete Section 12 concerning classes at Atlanta Metropolitan College at no cost to City employees; and for other purposes; and for other purposes

Tabled 9/13/02 by  
City Council  
w/objection

AS AMENDED BY

SEP 16 2002

- ☐ CONSENT REFER  
☐ REGULAR REPORT REFER  
☐ ADVERTISE & REFER  
☐ 1st ADOPT 2nd READ & REFER  
☒ PERSONAL PAPER REFER

Date Referred 2/4/02

Referred To: City Utilities

Date Referred 8/19/02

Referred To: City Utilities

Date Referred

Referred To:

First Reading

Committee \_\_\_\_\_  
Date \_\_\_\_\_  
Chair \_\_\_\_\_  
Referred to \_\_\_\_\_

Committee City Utilities

Date 6-12-02

Chair Clair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee City Utilities

Date Aug 27 2002

Chair Clair Muller

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee City Utilities

Date Sep 30, 2002

Chair Clair Muller

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Action:

Fav, Adv, Hold (see rev. side)

Other:

Members

Refer To

FINAL COUNCIL ACTION

- ☒ 2nd ☐ 1st & 2nd ☐ 3rd  
Readings  
☐ Consent ☐ V Vote ☐ RC Vote

CERTIFIED

CERTIFIED  
SEP 16 2002  
CITY CLERK  
DERRICK BOAZMAN

CERTIFIED  
SEP 16 2002

DEPUTY MUNICIPAL CLERK

MAYOR'S ACTION

APPROVED  
MAYOR  
Derrick Boazman